



FOR SALE

Yonkers House of Worship

1373 NEPPERHAN AVENUE
YONKERS, NY

CONFIDENTIAL
OFFERING
MEMORANDUM

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PROPERTY OVERVIEW

This unique property comprises $\pm 12,000$ SF situated on an approximately half-acre corner lot. The original sanctuary, constructed in 1937, has been thoughtfully expanded over the years with the addition of a Community Hall and Education Wing, creating a versatile and functional space. The property offers the next steward room to grow while being supported by a strong income from current tenants. There is a possible option to keep either of the tenants subject to existing agreements available for review.

SANCTUARY BUILDING

Prominently located at the corner of Nepperhan Avenue and Jones Street, the sanctuary offers $\pm 2,253$ SF of inspiring space that can accommodate approximately 100 people. The lower level ($\pm 1,436$ SF) features two meeting rooms, three small offices, and two restrooms — ideal for administrative use, small gatherings, or support functions.

COMMUNITY HALL & EDUCATION WING

While connected to the sanctuary, this portion of the property can function independently, complete with its own separate entrances, restrooms, and HVAC systems.

The main entry foyer off Jones Street leads into a magnificent $\pm 3,000$ SF hall, featuring soaring cathedral ceilings and abundant southern and eastern light exposure, creating a bright, serene atmosphere. The hall can accommodate up to 250 people, making it well-suited for worship, community events, and many other uses. The remainder of the first floor includes two meeting rooms (± 650 SF and ± 400 SF), a kitchen, restrooms, and storage areas.

The second floor ($\pm 2,000$ SF) consists of multiple rooms of varying sizes, currently used as classrooms, offices, meeting spaces, and storage, along with additional restrooms.

LOCATION & ACCESSIBILITY

The property offers exceptional accessibility — just 200 yards from the Saw Mill River Parkway, providing convenient connections to the Cross County Parkway, I-287, and the Mario Cuomo Bridge, with direct routes to points north and south. There is a Westchester Bee Line bus stop at the corner of the block — providing access to all of Westchester, including the Greystone Metro North Station.

This property is well-positioned to serve a variety of uses and benefits, from its flexible layout, in place tenant income, classic architecture, and excellent accessibility.

PROPERTY HIGHLIGHTS



In-Place User Infrastructure

The Property provides a user with an in-place church and community facilities infrastructure which could easily be repurposed



Prominent Site

The Property's location directly off of the Saw Mill River Parkway (AADT: 53,328) and Executive Boulevard (AADT 24,237) provides excellent visibility



Highway Access

The Property's location is 200 yards from the Saw Mill River Parkway — providing access to the Cross County Parkway and Interstate 287



Public Transit

There is a Westchester Bee Line bus stop at the corner of the block — providing access to all of Westchester, including the Greystone Metro North Station

PROPERTY SUMMARY

PROPERTY OVERVIEW

ADDRESS	1373 Nepperhan Avenue Yonkers, New York
TAX PARCEL	3-3363-1
SITE AREA	0.5 Acres
SITE FRONTAGE	Nepperhan Avenue: 125' Jones Street: ±175'
BUILDING	3 Stories ±12,000 SF Main Areas <ul style="list-style-type: none"> • Sanctuary ± 2,250 SF • Community Hall ± 4,000 SF • Education Wing ± 3,500 SF
ZONING	T District: Two-family dwellings on 50-foot lots
PERMITTED USES	<ul style="list-style-type: none"> • Single-family detached dwellings • Two-family detached dwellings • Municipal uses (City of Yonkers)
PERMITTED USES (WITH SUPPLEMENTAL REQUIREMENTS)	<ul style="list-style-type: none"> • Community residential facilities for the disabled for up to 15 persons • Planned cluster developments • Parish houses • Places of worship • Schools
USES PERMITTED SUBJECT TO SPECIAL USE REQUIREMENTS	<ul style="list-style-type: none"> • Planned urban redevelopments • Cemeteries and mausoleums • Children's day camps • Convents, monasteries, and seminaries • Private recreational clubs or community swimming pools • Private not-for-profit recreational uses • Religious retreats

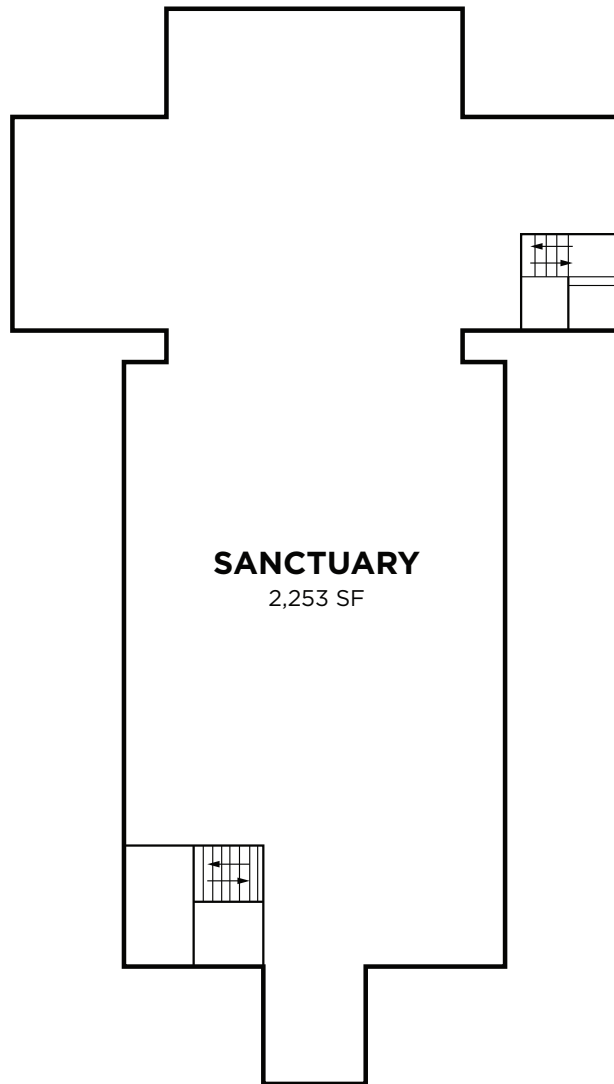


AERIAL MAP

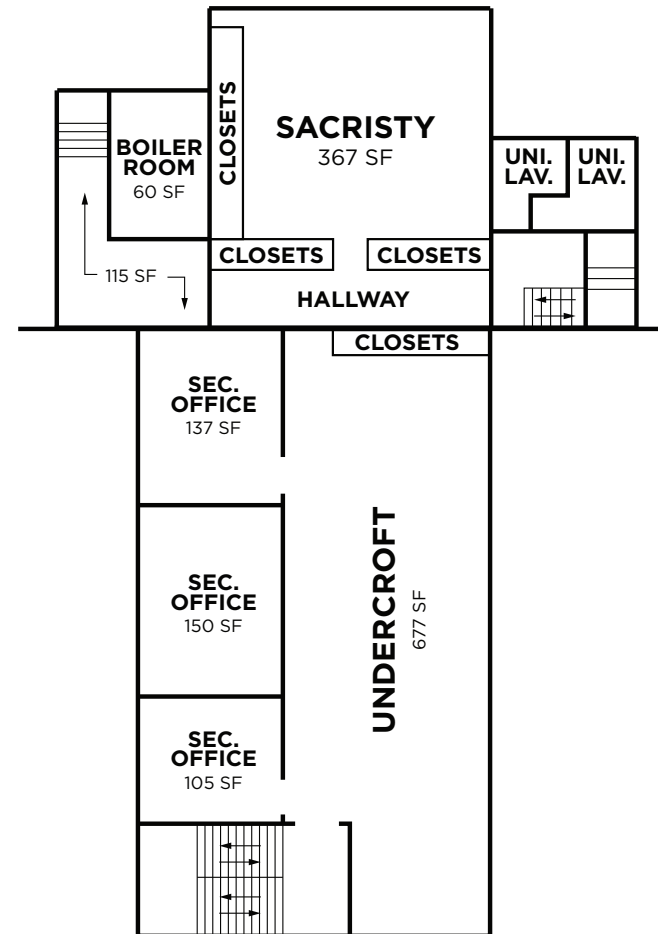


FLOOR PLANS

Sanctuary Building



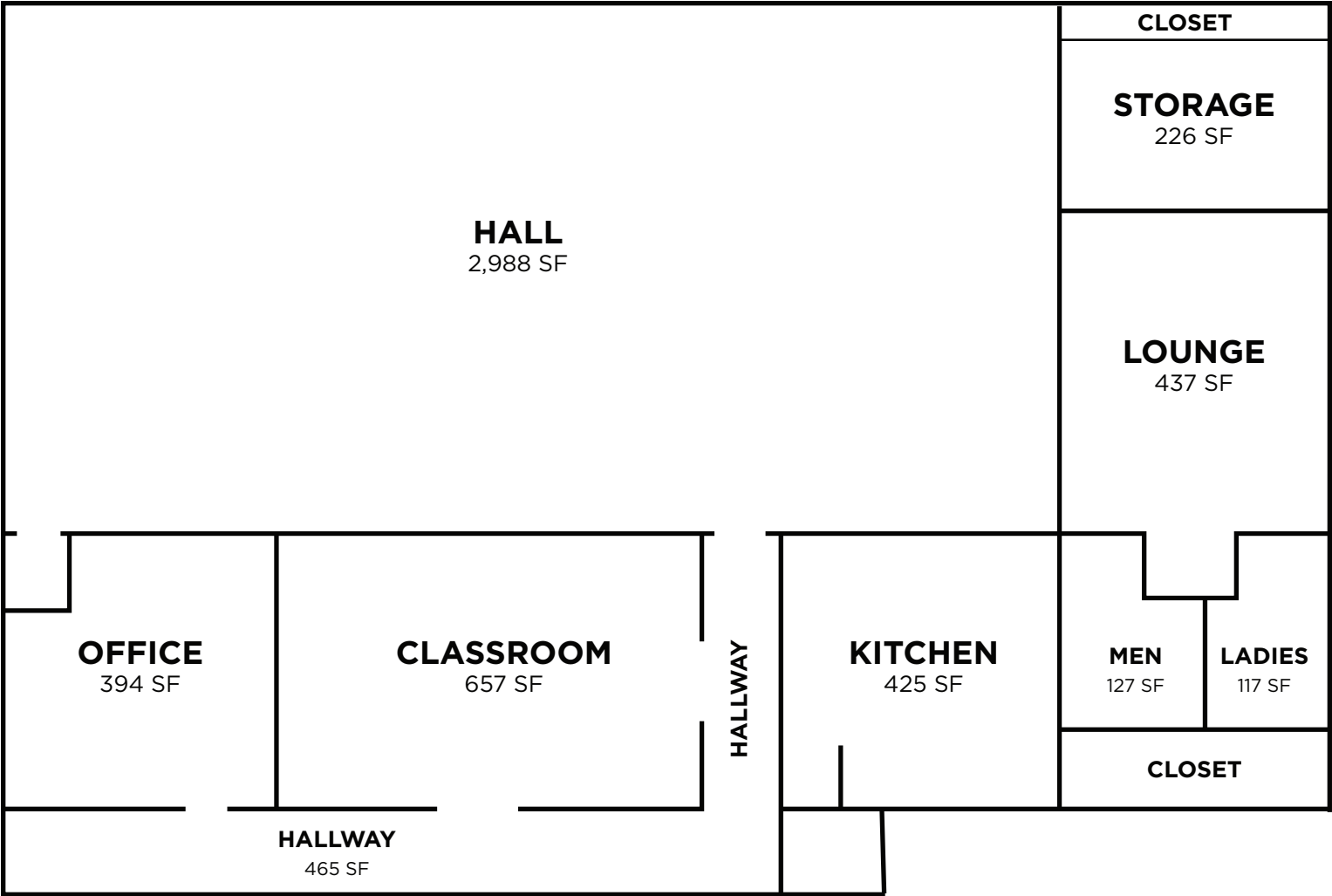
Main Level



Lower Level

FLOOR PLANS

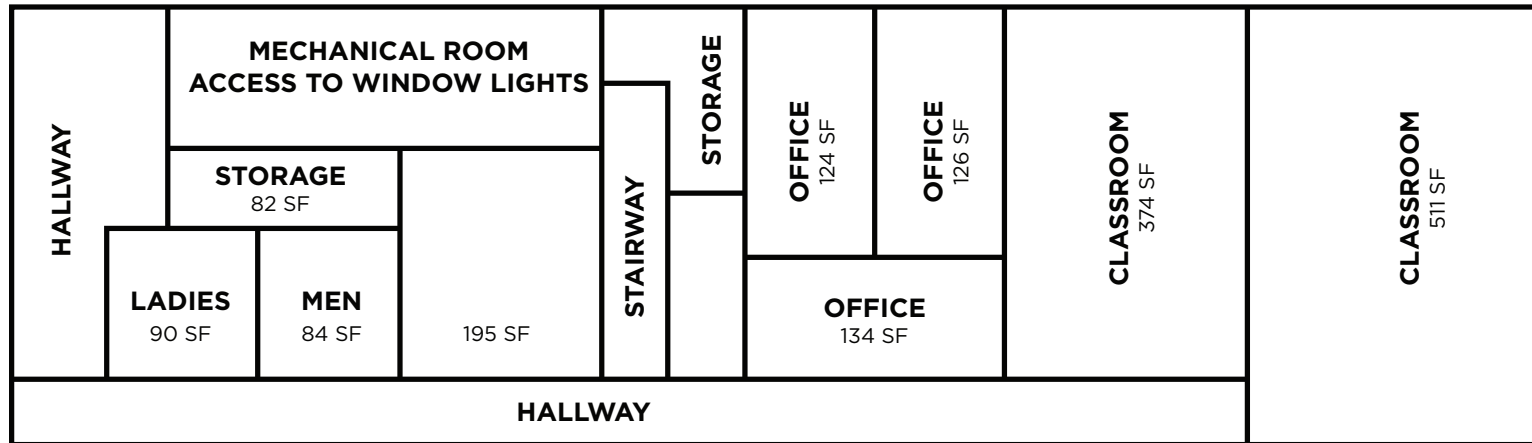
Community Hall & Education Wing



Ground Floor

FLOOR PLANS

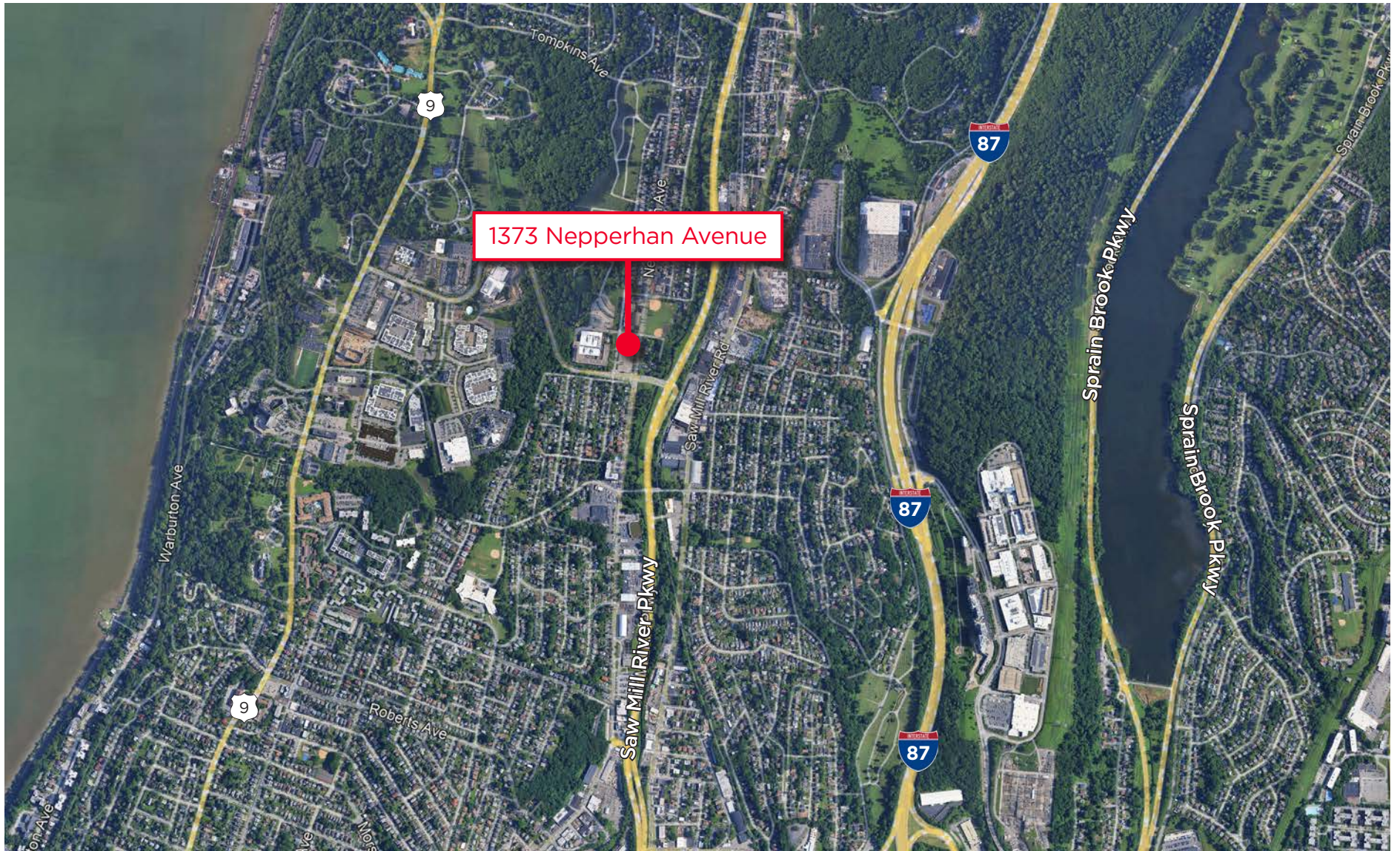
Community Hall & Education Wing



Second Floor



LOCATION MAP



The image shows the interior of a church with a high, vaulted wooden ceiling. The ceiling features a complex network of dark wooden beams and trusses. The walls are white with arched windows. In the foreground, rows of dark wooden pews are visible. At the front of the church, there is a wooden altar, a large screen, and an organ. Several ornate chandeliers hang from the ceiling, casting a warm light. A large red graphic element, resembling a stylized 'C' or a series of overlapping triangles, is on the left side of the image.

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